

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Timothy H. Hadaway and Laura M. Hadaway, husband and wife, Grantors, and Jeffrey S. Simcox and Tommi G. Simcox, husband and wife, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of MS, and more particularly described as follows, to-wit:

Lot 2113, Section L, Second Revision, Greenbrook Subdivision, in Section 19, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 25, Page 38, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

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STATE MS.-DE SOTO CO.
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W.E. DAVIS CH. CLK.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 12th day of February, 1998.

Timothy H. Hadaway
Timothy H. Hadaway

Laura M. Hadaway
Laura M. Hadaway

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Timothy H. Hadaway and Laura M. Hadaway, husband and wife, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 12th day of February, 1998.

Linda Kay Wheeler
NOTARY PUBLIC



My Commission Expires:

ADDRESS OF GRANTORS:
7320 Whitten Place Drive
Olive Branch, Mississippi 38654
Home: 393-6565
Work: 769-8690

ADDRESS OF GRANTEEES:
8240 Todd Cove
Southaven, MS 38671
Home: 753-8253
Work: 795-3131

PREPARED BY AND RETURN TO:
HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(601) 349-0664

FILE# 998-048